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COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN

OFFICE OF COUNTY ADMINISTRATOR
18 NORTH KING STREET
LEESBURG, VIRGINIA 22075

Plan "Z"

FLORENTINE A. MILLER
Asst. County Administrator
JAMES R. KEENE, JR.
Asst. County Administrator

At a meeting of the Board of Supervisors of Loudoun County, Virginia, held in the Board of Supervisors' Meeting Room, 18 North King Street, Leesburg, Virginia, on Monday, March 17, 1986, at 1:30 p.m.

PRESENT: James F. Brownell, Chairman
Betty W. Tatum, Vice-Chairman
Andrew R. Bird, III
Thomas S. Dodson
Ann B. Kavanagh
Frank I. Lambert
Frank Raflo
Steve W. Stockman

IN RE: COUNTYWIDE CAPITAL FACILITIES FUNDING POLICIES

Mr. Raflo moved that the Board of Supervisors direct the County Administrator to update the Resource Management Plan, the Eastern Loudoun Area Management Plan and the Leesburg Area Management Plan in the manner outlined in the Policy Item dated March 17, 1986.

Mr. Raflo further moved that the Round Hill Area Management Plan and the Waterford Area Management Plan, which are now under Planning Commission review, include a residential density/public facilities guidelines framework similar to the attached, and that such a refinement should be completed prior to the Board public hearings.

Voting on the motion: Supervisors Raflo, Brownell, Kavanagh, Dodson, and Tatum - Yes; Bird, Stockman, and Lambert - No.

A COPY TESTE:

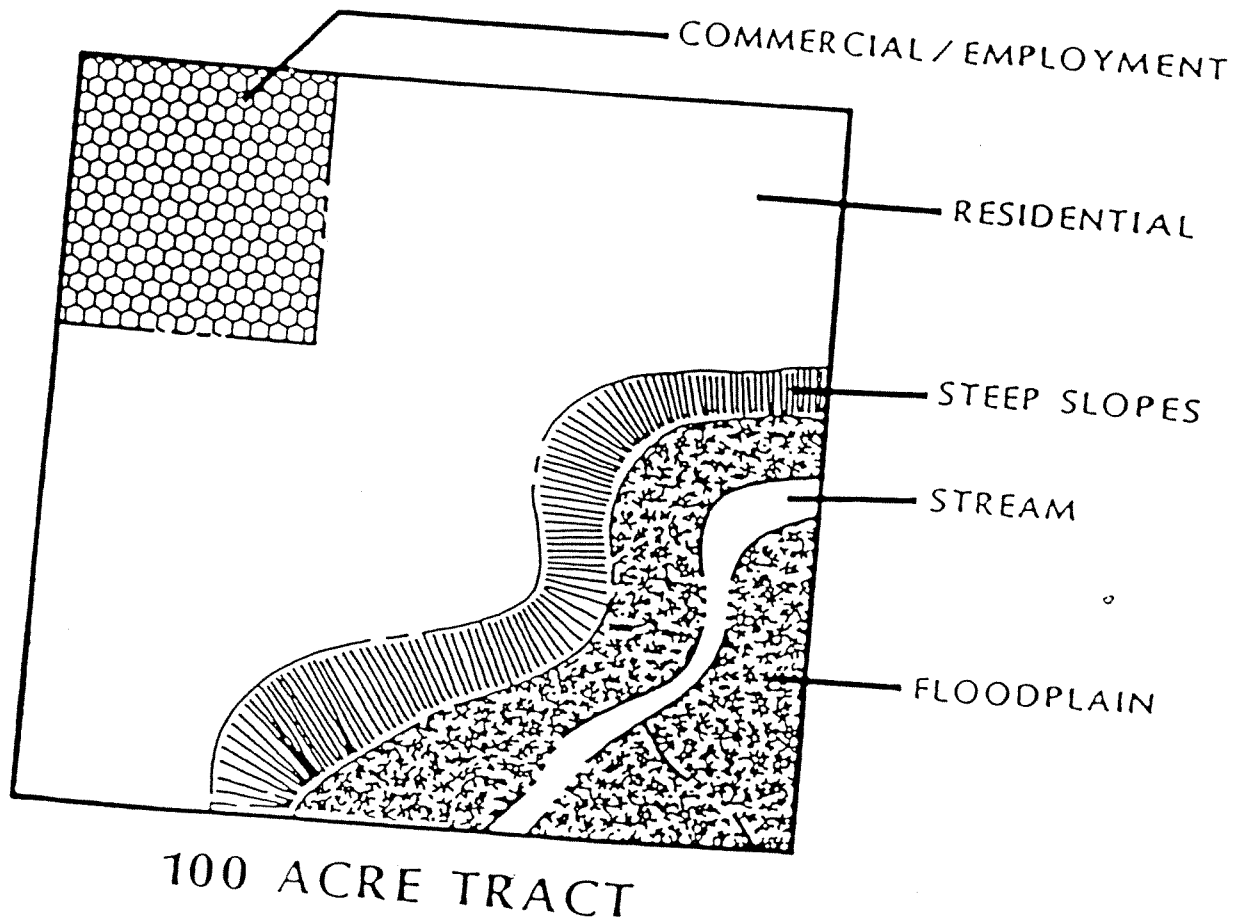
COUNTY ADMINISTRATOR FOR THE
LOUDOUN COUNTY BOARD OF SUPERVISORS

DENSITY/CAPITAL FACILITIES FUNDING POLICIES

The County encourages the coordinated design of neighborhoods and communities possessing a full complement of public facilities and utilities. The County will establish a range of residential densities between 1.6 and 2.8 dwelling units per net acre* (See Figure 23, page 55) plus an incremental density of 0.6 dwelling units per net acre for density transfer programs and an incremental density of 0.6 dwelling units per net acre for off-site road assistance making a total maximum of 4.0 dwelling units per net acre. The density granted by the County will be the function of a developer's assistance in creating a full complement of public facilities and utilities - (see Appendix 1: "Public and Private Sector Policy Guidelines for the Financing of Capital Facilities and Utilities", on page 91 of this plan for further explanation regarding density and proffered assistance. The following paragraphs outline the densities which will be considered for various types of assistance:

- a. 1.6 - 2.0 dwelling units per net acre will be considered by the County for conventional residential development with adequate road, stormwater and utility provisions and the provision of residential, block-scaled facilities such as a school path system, volleyball courts, tot lots and playgrounds.
- b. 2.0 - 2.4 dwelling units per net acre will be considered by the County for clustered residential development with adequate road, stormwater and utility provisions, those facilities suggested for the residential blocks and the provision of neighborhood-scaled public facilities such as school sites, neighborhood or linear park sites and/or financial assistance through trust funds to support the creation of such facilities.
- c. 2.4 - 2.8 dwelling units per net acre will be considered by the County for planned community development with a full complement of those roads, utilities and public facilities of a residential block, neighborhood and community-wide character and/or financial assistance through trust funds to support the creation of such facilities as delineated in this plan.
- d. A density increment of 0 - 0.6 dwelling units per net acre will be considered in the rezoning process by the County at stages a. b. or c. in return for significant off-site road improvements which would be of countywide benefit.
- e. A density increment of 0 - 0.6 dwelling units per net acre will be considered in the rezoning process by the County, at stages a., b. or c. in return for developer evidence of participation in agricultural conservation or recreational efforts associated with transfer of development density.

* Net acre in this instance is the tract area less lands in floodplain, lands with steep slopes of 25% or over, and lands to be devoted to commercial or employment use.



TOTAL TRACT	100 acres
less floodplain	-10 acres
less steep slopes	- 6 acres
less commercial/employment	- 6 acres
NET RESIDENTIAL DEVELOPMENT ACREAGE FOR DENSITY CALC.	78 acres

NET RESIDENTIAL DEVELOPMENT ACREAGE • • • **FIGURE 23**

OCTOBER 21, 1985

APPENDIX 1

PUBLIC AND PRIVATE SECTOR POLICY GUIDELINES FOR THE FINANCING OF CAPITAL FACILITIES AND UTILITIES

Table 1, page A-4 reveals that supporting private development with all the necessary public facilities and utilities will require very substantial expenditures. The current and projected operational funding capabilities of the County, the Virginia Department of Highways, the Northern Virginia Park Authority and other public agencies are and will be insufficient to provide private development with all the public facilities and utilities identified in this plan. However, major delay in the provision of such facilities and services would seriously hamper the marketing, sales and revenue projections of the private development sector. Consequently, the County anticipates that the development community will cooperate with the public sector in the provision of public facilities and utilities identified in this plan.

Table 1 illustrates the unit cost for each new residential dwelling for education, fire and rescue, schools, and other public costs. This type of information allows the County to carefully review the potential fiscal impacts of a residential development proposal on the community in which it would be located and on the whole County. New residential projects need to provide their fair share of funding to assist in providing these public facilities if such facilities are to be created in a timely fashion.

The proffer system made available through the rezoning process provides developers with a mechanism to provide funding which will assist in meeting the public facility and service needs of Table 1 which their projects generate. The County further anticipates private sector assistance in the provision of necessary public facilities and utilities such as fire/emergency rescue stations or roads from developers of nonresidential/employment uses. The extent of such assistance is expected to be a factor of the public facility and utilities needs generated by each nonresidential/employment project.

The County anticipates that the balance of these public facilities costs will be borne out of the operational revenues, user charges and debt service funds of the various public agencies.

Policies

1. The County anticipates that the provision of public facilities and utilities in the Dulles North planning area will be a joint effort on the part of the public and private sectors.
2. The County will consider development community proposals of cash and in-kind assistance in the provision of needed and mandated public facilities identified in the adopted Comprehensive Plan.

TABLE 1*

AREA CAPITAL FACILITY AND UTILITY COSTS

<u>Item</u>	<u>Total Cost</u>	<u>Total Residen- tial Cost</u>	<u>Unit Cost Per Dwelling</u>	<u>%</u>
Education	\$164,209,000	\$164,209,000	\$ 6,840	74
Government	13,937,000	11,707,000	490	5
Judicial	8,278,000	6,209,000	260	3
Fire Rescue	3,367,000	1,884,000	80	-
Library	9,388,000	9,106,000	380	4
Recreation	22,381,000	22,381,000	930	10
Sanitary Landfill	8,585,000	6,604,000	280	3
Subtotal	\$227,862,000	\$222,100,000	\$ 9,260	100
Sewage Treatment**	\$ 43,354,000	\$ 30,967,000	\$1,290	
Roads***	\$143,125,000 (+ land for road r-o-w.)	\$71,525,000 (+ land for road r-o-w.)	\$3,000 (+ land for road r-o-w.)	
Total	\$ 414,341 (+ land for road r-o-w.)	\$ 324,592 (+ land for road r-o-w.)	\$ 13,550 (+ land for road r-o-w.)	

* Table 1 is reproduced from a memorandum dated August 12, 1985 from Richard Calderon and Milton Herd, to Philip A. Bolen: "Capital Costs Associated with Development of the Dulles North Planning Area."

** The costs here represent just the construction of the sewage treatment facility for Dulles North and assume that the Blue Plains wastewater treatment plant will lack the capacity to serve the planning area. The costs of building major sewer trunk lines are not included nor is land acquisition since these costs are shared by developers in the private sector.

*** Public road construction and funding is the responsibility of the Virginia Department of Highways and Transportation.

3. The County expects that proposals of public facilities and utility assistance by residential developers would be in conjunction with their requests for development approval of residential dwelling densities above this plan's adopted density base of 1.6 dwelling units per net acre.
4. To assist the County in an equitable and uniform evaluation of developer proffers and other proposals for densities above a reasonable base of 1.6 dwellings per net acre which otherwise conform with this plan's policies, the County will establish the following guidelines:
 - a. Developer assistance valued at 20% of capital facility costs and 10% of major road costs per incremental dwelling unit above the base density of 1.6 dwelling units per net acre would merit additional density of up to 0.4 dwellings per net acre for a maximum density of 2.0 dwelling units per net acre.
 - b. Developer assistance valued at 25% of capital facility costs and 15% of major road costs per incremental dwelling unit above the previously reached density of two dwelling units per net acre would merit additional density of up to 0.4 dwellings per net acre for a maximum density of 2.4 dwelling units per net acre.
 - c. Developer assistance valued at 30% of capital facility costs and 20% of major road costs per incremental dwelling unit above the previously reached density of 2.4 dwelling units per net acre would merit additional density of up to 0.4 dwellings per net acre for a maximum density of 2.8 dwelling units per net acre.

The County will also consider two categories of density increments associated with the provision of major roads and residential density transfer. These incremental densities may be applied at levels a., b., or c.

 - d. Developer assistance valued at 30% of capital facility costs and 100% of major road costs per incremental dwelling unit would merit a density increment of up to 0.6 dwellings per net acre.
 - e. A density increment of up to 0.6 dwellings per net acre would be granted in return for developer evidence of participation in land conservation efforts associated with acquisition of open space/conservation easements.
5. The County will fund the balance of the capital facility and utility expenditures and the operational service expenditures associated with them according to existing countywide fiscal policies adopted by the Board of Supervisors on December 17, 1984 or as subsequently amended.